

Program Planning Template

2014 – 2017 Programs

GY 4 – 6; EY 7 - 9

Program Applicable for: Ameren _____ ComEd _____ DCEO x
Nicor _____ People's Gas/North Shore Gas _____

Program Name	Public Sector Retro-Commissioning Program (2014 through 2017)
Objective	Identify and implement low cost tune-ups and adjustments that improve the efficiency of existing public buildings' operating systems by returning them to intended operation or design specifications, with a focus on building controls and HVAC systems.
Target Market	The program will be targeted to Public Sector customers, including local government buildings, K-12 schools, community colleges, institutions of higher education, and State buildings. All targeted customers taking electrical delivery service from ComEd or Ameren and natural delivery service from Peoples, North Shore, Nicor, or Ameren are eligible for this program regardless of their choice of supplier.
Program Duration	06/01/2014 through 05/31/2017
Program Description	<p>The RCx program targets public sector buildings including: K-12 schools, community colleges, universities, and state and local government facilities.</p> <p>Retro-commissioning (RCx) services are delivered through a network of commissioning providers operating in the program utilities' service territories that have been trained in program protocols and participation processes. For smaller facilities, commissioning providers will conduct a targeted assessment of areas with substantial energy savings opportunities such as controls upgrades and HVAC system improvements. Larger facilities will be eligible to receive a more comprehensive assessment of building systems and controls. To motivate participation, but also ensure that customers are invested in the process, DCEO, through SEDAC, will provide for the cost of the RCx study. The customers are required to commit to financing and implementing at least \$10,000 worth of the RCx study recommendations.</p> <p>The RCx Program will include a strong customer education component to promote the value of RCx services, targeting senior management decision-makers as well as facility operations/maintenance staff. Such education will be provided through program marketing activities, and also be supported through DCEO's market transformation efforts such as Building Operator Certification (BOC) training. Educational program components will promote participation by emphasizing the value of the RCx process, and also help to ensure savings persistence by promoting improved operations and maintenance practices.</p>
Eligible Customers	Public sector buildings in Ameren Illinois, or ComEd electric service territories; Ameren Illinois, Nicor, North Shore or Peoples gas service territories; with accessible building documentation and controls, and approximately more than 150,000 ft ² in conditioned floor area.
Eligible Measures	RCx measures used for program planning purposes include chilled and hot water loop temperature and valve controls, economizer control adjustments and tuning, demand control ventilation, HVAC temperature and scheduling control adjustments, lighting control adjustments, time clock controls for package systems, and calibration and other system adjustments. DCEO reserves the right to revise eligible measures as needed in accordance with current market conditions, technology development, EM&V results, and program implementation experience.

Program Name	Public Sector Retro-Commissioning Program (2014 through 2017)
Implementation Strategy	<p>The program will be administered by DCEO and implement through Smart Energy Design Assistance Center (SEDAC). SEDAC will provide these services with its in-house staff and with contractor support. Key elements of the RCx Program implementation strategy include:</p> <ul style="list-style-type: none"> • Commissioning Contractor recruitment and training: Commissioning providers will be the Program's main delivery mechanism to promote RCx services and available incentives to customers. Commissioning providers will be recruited to participate in training sessions that will inform them about program incentives, participation processes, RCx protocols, and requirements. Commissioning providers will receive regular communications about program activities and changes to ensure they are informed and engaged participants. • Public sector participant recruitment: Participants will be recruited by commissioning providers as well as program staff and identified through marketing efforts. • RCx study: During the study phase, the commissioning provider will conduct a facility assessment to diagnose problems and make recommendations for minor low-cost adjustments that can be made immediately, as well as recommendations for more substantial improvement opportunities, including an assessment of cost, savings, and payback. Where applicable, the RCx Planning Report may include an assessment of energy savings opportunities eligible for incentives through DCEO's program offerings, and in all such cases the incentive levels established by those programs will be used. • Program Agreement: The Program Agreement includes several components that define the roles and responsibilities of each party, the project goals, and customer information release language. The primary goal is to get reduction measures in-place. One requirement for services is that the customer buy-into the process by committing to spending at least \$10,000 for agreed-upon retro-commissioning measures (those that result in a bundled estimated, simple payback of 1.5 years or less). Measures must be installed within the fiscal year the project is started. For projects that are not completed within one calendar year, the customer will be expected to refund the cost of the retro-commissioning study. Additionally, the agreement acts as a decision point where the customer selects measures from the Planning Report that they wish to pursue for further investigation in the next phase. • Project implementation: The Implementation Phase builds upon the Planning Phase, typically including activities such as conducting detailed site assessments, diagnostic testing, and trending analyses to evaluate current facility operating procedures and equipment functionality. In this phase, the commissioning agent works hand-in-hand with the customer's implementation team to fully investigate, implement, and verify (where possible) the recommended measures. The implementation team typically includes the facility engineers and the mechanical, electrical, and controls contractors. • Project verification: During the Verification Phase, the retro-commissioning service provider evaluates facility trending data (from the building EMS, facility sub-meters, or utility meter) and revisits the site to verify that measures have been properly completed (e.g. new control strategies are functioning properly, repairs have been made, etc). The commissioning agent prepares and submits the Verification Report that summarizes the final findings and impacts from the project. • Mini Retro-Commissioning: This program option targets buildings from 50,000 to 120,000 s.f., allowing many of the projects not eligible for full RCx to realize substantial savings. RCx provider would identify 'readily achievable' savings opportunities through a quick review of energy use profiles (electric hourly interval data) and inspection of system scheduling (within a building automation system (BAS), programmable thermostat, or equipment timers). This high level screening would have a limited look at other aspects of building control, but be focused primarily on the scheduling of the systems and setpoints.
Marketing Strategy	<p>The program works through appropriate local and regional associations to advertise the availability of the program. Direct mailings, presentations at local events and meetings and newsletter articles will be used. The Program will contact RCx contractors to arrange individual meet-and-train sessions wherein program guidelines and incentive structures will be addressed. The contractors will incorporate the program information in sales presentations to prospective clients in much the same way that the Standard and Custom Incentive programs are marketed. Utilities will also let their public sector customers know that this program is available.</p>

Program Name	Public Sector Retro-Commissioning Program (2014 through 2017)														
Incentive Levels	<p>DCEO will provide for the cost of the RCx assessment or study, up to a per-project cap of \$85,000 (this includes indirect costs, long-term follow up, marketing, etc.). As part of these projects, each client is required to commit to a minimum of \$10,000 for the implementation of found reduction measures. More direct monetary incentives will be offered through the DCEO's Public Sector Custom Incentive Program on a \$/kWh and a \$/therm basis covering up to 50% of the incremental cost of implementing recommended energy efficiency measures.</p> <p>For Mini-RCx DCEO will provide for the cost up to a per-project cap of \$12,500 (this includes indirect costs, follow up, marketing, etc.). This approach is geared toward readily achievable energy reduction measures (direct and immediate interventions), the client makes no minimum commitment for implementation.</p> <p>As the RCx Program evolves beyond the initial ramp-up period and ongoing EM&V activities track program performance, DCEO may adjust incentive levels. DCEO also reserves the right to modify the incentive levels as needed in accordance with current market development, technology development, EM&V results and program implementation experience.</p> <p>For this service incentive program, direct benefits to each client are considered the incentive value. Indirect costs (including reporting, tracking, analysis, long-term follow up, marketing, etc.) are considered costs related to incentive implementation.</p>														
Milestones	<ul style="list-style-type: none"> • February 2014: Commission approval • March-May 2014: Final program design and protocol development • June 2014: Integrated Retro-Commissioning Program launch 														
Estimated Participation	<table border="1"> <thead> <tr> <th></th><th>Year 1 Participation</th><th>Year 2 Participation</th><th>Year 3 Participation</th></tr> </thead> <tbody> <tr> <td>Total RCx</td><td>33</td><td>33</td><td>33</td></tr> <tr> <td>Mini-RCx</td><td>16</td><td>16</td><td>16</td></tr> </tbody> </table>				Year 1 Participation	Year 2 Participation	Year 3 Participation	Total RCx	33	33	33	Mini-RCx	16	16	16
	Year 1 Participation	Year 2 Participation	Year 3 Participation												
Total RCx	33	33	33												
Mini-RCx	16	16	16												

Program Name	Public Sector Retro-Commissioning Program (2014 through 2017)				
Estimated Budget	Budget Information Total Program (Gas + Electric)				
	Budget Category	Year 1	Year 2	Year 3	Total
	Program Implementation	\$600,000	\$600,000	\$600,000	\$1,800,000
	Portfolio Admin	\$333,333	\$333,333	\$333,333	\$1,000,000
	Incentives	\$2,400,000	\$2,400,000	\$2,400,000	\$7,200,000
	Total	\$3,333,333	\$3,333,333	\$3,333,333	\$10,000,000
	Electric Budget Information Total Program				
	Budget Category	Year 1	Year 2	Year 3	Total
	Program Implementation	\$432,345	\$432,345	\$432,345	\$1,297,035
	Portfolio Admin	\$240,192	\$240,192	\$240,192	\$720,575
	Incentives	\$1,729,381	\$1,729,381	\$1,729,381	\$5,188,143
	Total	\$2,401,918	\$2,401,918	\$2,401,918	\$7,205,753
	ComEd (72.2%)				
	Budget Category	Year 1	Year 2	Year 3	Total
	Program Implementation	\$312,290	\$312,290	\$312,290	\$936,870
	Portfolio Admin	\$173,495	\$173,495	\$173,495	\$520,484
	Incentives	\$1,249,163	\$1,249,163	\$1,249,163	\$3,747,489
	Total	\$1,734,948	\$1,734,948	\$1,734,948	\$5,204,843
	Ameren (27.8%)				
	Budget Category	Year 1	Year 2	Year 3	Total
	Program Implementation	\$120,055	\$120,055	\$120,055	\$360,165
	Portfolio Admin	\$66,697	\$66,697	\$66,697	\$200,091
	Incentives	\$480,218	\$480,218	\$480,218	\$1,440,654
	Total	\$666,970	\$666,970	\$666,970	\$2,000,910

Program Name	Public Sector Retro-Commissioning Program (2014 through 2017)				
Estimated Budget (cont.)	Gas Budget Information Total Program				
	Budget Category	Year 1	Year 2	Year 3	Total
	Program Implementation	\$167,655	\$167,655	\$167,655	\$502,965
	Portfolio Admin	\$93,142	\$93,142	\$93,142	\$279,425
	Incentives	\$670,619	\$670,619	\$670,619	\$2,011,857
	Total	\$931,416	\$931,416	\$931,416	\$2,794,247
	Ameren (15.9%)				
	Budget Category	Year 1	Year 2	Year 3	Total
	Program Implementation	\$26,680	\$26,680	\$26,680	\$80,040
	Portfolio Admin	\$14,822	\$14,822	\$14,822	\$44,467
	Incentives	\$106,720	\$106,720	\$106,720	\$320,160
	Total	\$148,222	\$148,222	\$148,222	\$444,667
	NICOR (53.2%)				
	Budget Category	Year 1	Year 2	Year 3	Total
	Program Implementation	\$89,139	\$89,139	\$89,139	\$267,417
	Portfolio Admin	\$49,522	\$49,522	\$49,522	\$148,565
	Incentives	\$356,555	\$356,555	\$356,555	\$1,069,665
	Total	\$495,216	\$495,216	\$495,216	\$1,485,647
	People's Gas (25.0%)				
	Budget Category	Year 1	Year 2	Year 3	Total
	Program Implementation	\$41,978	\$41,978	\$41,978	\$125,934
	Portfolio Admin	\$23,321	\$23,321	\$23,321	\$69,963
	Incentives	\$167,912	\$167,912	\$167,912	\$503,736
	Total	\$233,211	\$233,211	\$233,211	\$699,633
	North Shore (5.9%)				
	Budget Category	Year 1	Year 2	Year 3	Total
	Program Implementation	\$9,858	\$9,858	\$9,858	\$29,574
	Portfolio Admin	\$5,477	\$5,477	\$5,477	\$16,430
	Incentives	\$39,432	\$39,432	\$39,432	\$118,296
	Total	\$54,767	\$54,767	\$54,767	\$164,300

Program Name	Public Sector Retro-Commissioning Program (2014 through 2017)								
Savings Targets		Year 1		Year 2		Year 3		Total	
		MWh	MW	MWh	MW	MWh	MW	MWh	MW
	Ameren (27.8%)	5,793	0.00	5,793	0.00	5,793	0.00	17,379	0.00
	ComEd (72.2%)	15,070	0.00	15,070	0.00	15,070	0.00	45,210	0.00
	Total Gross Electric Savings	20,863	0.00	20,863	0.00	20,863	0.00	62,589	0.00
	Total Net Electric Savings (80% NTG)	16,690	0.00	16,690	0.00	16,690	0.00	50,071	0.00
		Year 1		Year 2		Year 3		Total	
	Therms		Therms		Therms		Therms		
Ameren (15.9%)	181,698		181,698		181,698		545,094		
Nicor (53.2%)	607,057		607,057		607,057		1,821,171		
Peoples (25.0%)	285,880		285,880		285,880		857,640		
North Shore (5.9%)	67,135		67,135		67,135		201,405		
Total Gross Gas Savings	1,141,770		1,141,770		1,141,770		3,425,310		
Total Net Gas Savings (80% NTG)	913,416		913,416		913,416		2,740,248		
Other Program Metrics	The principal program metrics are the annual electrical and natural gas energy savings targets, and delivery at or below budgeted cost. Secondary metrics include RCx studies conducted and total number of projects proceeding with implementation of RCx recommendations.								
		Statewide							
	TRC	1.38							
	TRC w/NEBs	1.51							